



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Adopt Resolution Approving Final Map and Improvement Agreement for the Public Improvements for 495 North Guild Avenue and Appropriating Funds for Required Reimbursements (\$13,150)

MEETING DATE: June 21, 2006

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt a resolution approving the final map and the improvement agreement for the public improvements for 495 North Guild Avenue, direct the City Manager and City Clerk to execute the agreement on behalf of the City, and appropriate funds for the required reimbursements.

BACKGROUND INFORMATION: The subdivision is located at 495 North Guild Avenue, as shown on Exhibit A. The development consists of six individual industrial lots.

The developer, Delmar D. Batch, has furnished the City with improvement plans, necessary agreements, guarantees and insurance certificate for the proposed project. The developer also paid the required Development Impact Mitigation Fees (\$88,658.50) with the Building Permit (Application No. B15644), the improvement agreement preparation fee, and other miscellaneous fees (\$28,880.82).

The improvements include installation of a Master Plan water pipe in the easement west of Guild Avenue, as well as street pavement improvements, curb, gutter, and sidewalks, hydrants and street lights on Guild Avenue. The developer is entitled to reimbursement by the City for the installation of oversize Master Plan water pipes in conformance with LMC 15.64 Development Impact Mitigation Fees and 16.40 Reimbursements for Construction. All reimbursements will be made when the improvements are complete and accepted by the City.

The project is also in the process of being annexed into the Lodi Consolidated Landscape and Maintenance District 2003-1 to cover the cost of the future traffic signal maintenance at Guild Avenue and Victor Road and park maintenance associated with the development.

Staff requests the appropriation of funds listed below to cover the reimbursements to be paid by the City to the developer.

FISCAL IMPACT: There will be a slight increase in long-term maintenance costs for public infrastructure, such as streets, water, wastewater and storm drain facilities, and City services, such as police and fire. The maintenance and replacement costs for the future traffic signal at Guild Avenue and Victor Road and a fair share of the public park maintenance costs will be funded through the Lodi Consolidated Landscape and Maintenance District 2003-1.

FUNDING AVAILABLE: Miscellaneous Water Main (181451) \$13,153.25

Ruby R. Paiste
Ruby Paiste, Interim Finance Director

Richard C. Prima, Jr.
Richard C. Prima, Jr.
Public Works Director

Prepared by Lyman Chang, Associate Civil Engineer
Attachment

cc: Senior Civil Engineer Fujitani

Senior Civil Engineer Welch

Delmar D. Batch

APPROVED: *James R. Dunn*
Blair King, City Manager

RESOLUTION NO. 2006-114

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING THE FINAL MAP
AND IMPROVEMENT AGREEMENT FOR THE PUBLIC IMPROVEMENTS FOR
495 NORTH GUILD AVENUE AND FURTHER APPROPRIATING FUNDS FOR
THE REQUIRED REIMBURSEMENTS

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WHEREAS, the improvements for 495 North Guild Avenue include installation of a Master Plan water pipe in the easement west of Guild Avenue, as well as street pavement improvements, curb, gutter, and sidewalks, hydrants and street lights on Guild Avenue; and

WHEREAS, the developer is entitled to reimbursement by the City for the installation of oversize Master Plan water pipes in conformance with Lodi Municipal Code 15.64 Development Impact Mitigation Fees and 16.40 Reimbursements for Construction; and

WHEREAS, all reimbursements will be made when the improvements are complete and accepted by the City of Lodi.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby approve the Final Map and Improvement Agreement for the Public Improvements for 495 Guild Avenue, as shown on Exhibit A attached; and

BE IT FURTHER RESOLVED that the City Council hereby directs the City Manager and Interim City Clerk to execute the Improvement Agreement and Final Map on behalf of the City of Lodi; and

BE IT FURTHER RESOLVED that funds in the amount of \$13,153.25 be appropriated from the Miscellaneous Water Main Fund for reimbursement to the developer in conformance with Lodi Municipal Code 15.64 Development Impact Mitigation Fees and 16.40 Reimbursements for Construction.

Dated: June 21, 2006

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I hereby certify that Resolution No. 2006-114 was passed and adopted by the City Council of the City of Lodi in a regular meeting held June 21, 2006, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hansen, Johnson, Mounce,
and Mayor Hitchcock

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None

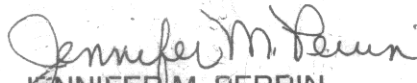
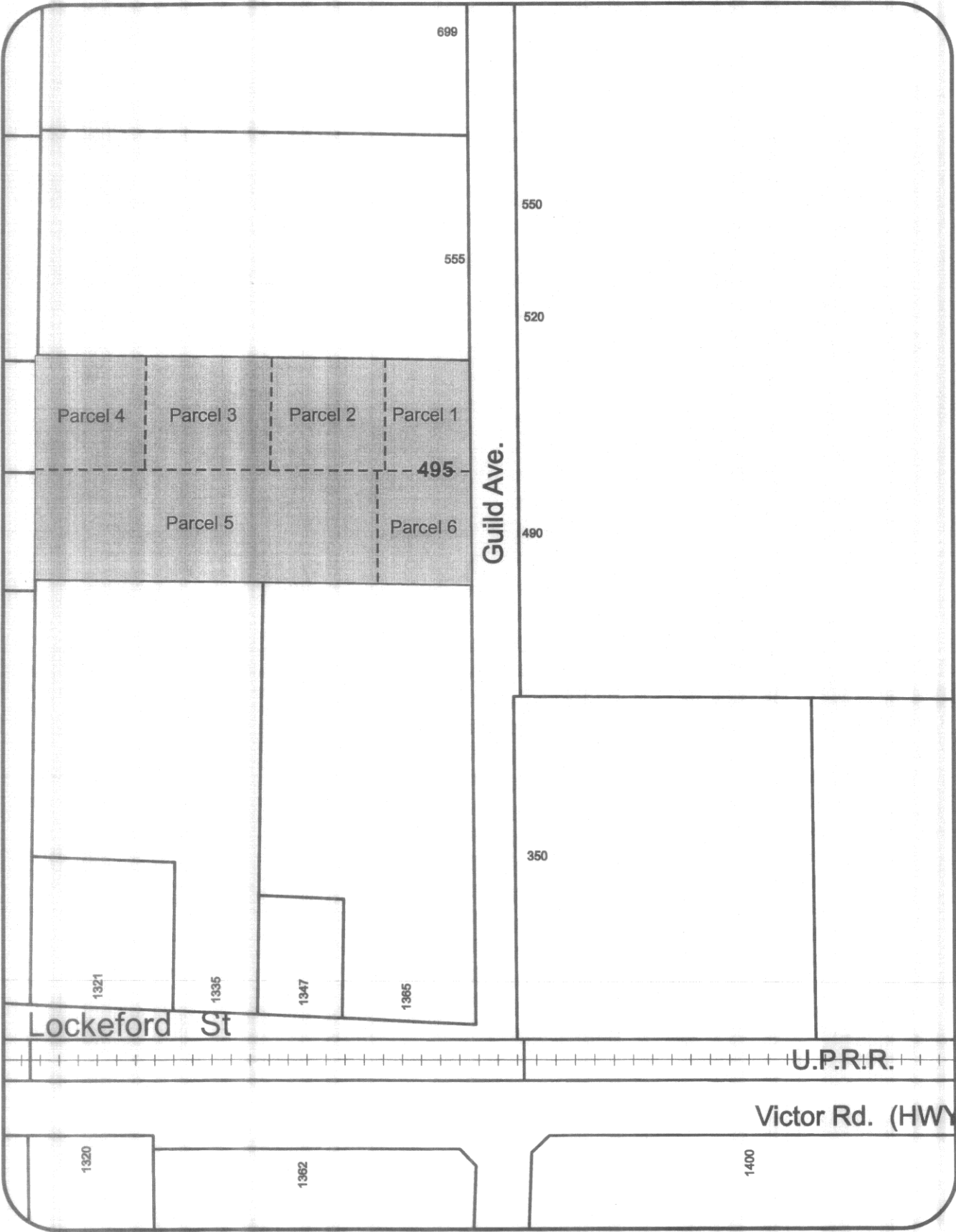

JENNIFER M. PERRIN
Interim City Clerk

EXHIBIT A



CITY COUNCIL

SUSAN HITCHCOCK,
Mayor

BOB JOHNSON,
Mayor Pro Tempore

JOHN BECKMAN

LARRY D. HANSEN

JOANNE MOUNCE

CITY OF LODI



PUBLIC WORKS DEPARTMENT

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BLAIR KING,
City Manager

JENNIFER M. PERRIN,
Interim City Clerk

D. STEPHEN SCHWABAUER,
City Attorney

RICHARD C. PRIMA, JR.,
Public Works Director

June 15, 2006

Mr. Delmar Batch
11174 N. David Road
Lodi, CA 95242

SUBJECT: Adopt Resolution Approving Final Map and Improvement Agreement for the Public Improvements for 495 North Guild Avenue and Appropriating Funds for Required Reimbursement (\$13,150)

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, June 21, 2006. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Jennifer Perrin, Interim City Clerk, at 333-6702.

If you have any questions about the item itself, please call Lyman Chang, Associate Civil Engineer, at 333-6800, extension 2665.

P. Farria

for: Richard C. Prima, Jr.
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk